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Adopted at Meeting of 12/15/83

BOARD OF APPEAL REFERRALS

December 15, 1983

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17. Z-6689 Dorchester House Senior Housing, Inc.
158 Adams Street, Dorchester

MEMORANDUM

December 15, 1983

TO: BOSTON REDEVELOPMENT AUTHORITY
FROM: Robert J. Ryan, Director
SUBJECT: BOARD OF APPEAL REFERRALS

Hearing: 12/20/83
Z-6593
City of Boston Public Facilities Department
200 Trenton Street, East Boston
at Prescott Street

Three-story structure

District(s): apartment _____ general business _____ industrial _____
residential R-.8 local business _____ waterfront _____
single family _____ manufacturing _____

Purpose: change occupancy from school to 24 apartments.

Violation(s):

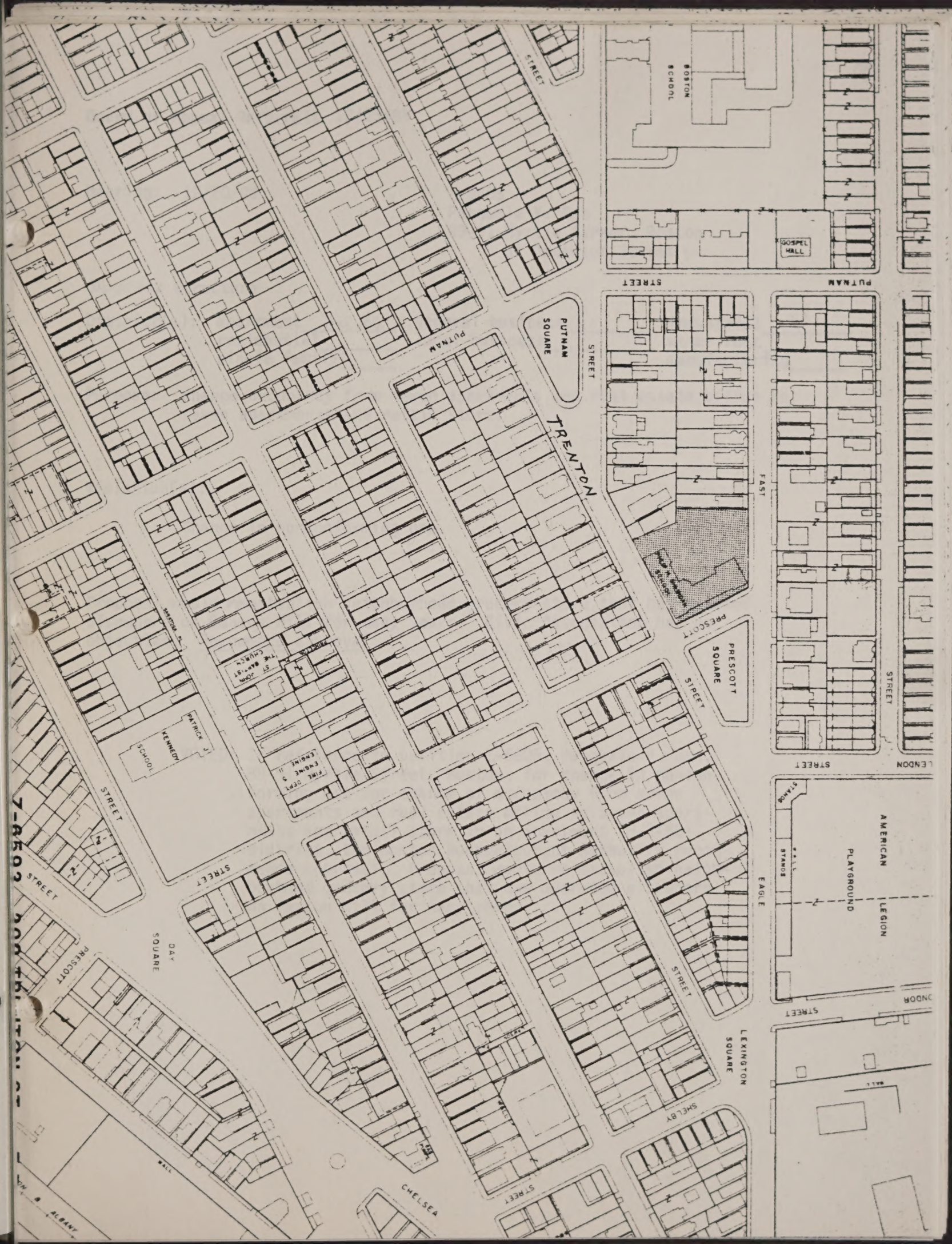
Lot size and open space are insufficient.

Floor area ratio and height of building are excessive.

Off-street parking spaces are less than 8½ feet wide.

Former Philip H. Sheridan School is vacant and unused. Two public meetings have been conducted and residents indicate support of development. Thirty off-street parking spaces will be provided. Recommend approval with proviso.

VOTED: In reference to petition Z-6593, Public Facilities Department, 200 Trenton Street, East Boston, for five variances for change of occupancy from school to 24 apartments in a residential (R-.8) district, the Boston Redevelopment Authority recommends approval with proviso that plans be submitted to the Authority for design review.



BOSTON
SCHOOL

GOSPEL
HALL

PUTNAM
SQUARE

TRENTON
STREET

PRESBURY
SQUARE

DAY
SQUARE

LEXINGTON
SQUARE

AMERICAN
LEGION

PLAYGROUND

7-8502

NO. 101. 101. 101.

1

ALBANY

Board of Appeal Referrals 12/15/83

Hearing: 12/20/83

Z-6605
 Pasquale V. Rao
 89-91 Myrtle Street, Boston
 at Anderson Street

3½-story structure

District(s): apartment H-2-65 general business _____ industrial _____
 residential _____ local business _____ waterfront _____
 single family _____ manufacturing _____

Purpose: change occupancy from seven apartments and real estate office to
 seven apartments and retail store.

Violation(s):

Change in nonconforming use.

Proposal would re-establish neighborhood grocery store that has existed
 elsewhere on Beacon Hill for many years. Civic Association has no
 objection. Recommend approval.

.VOTED: In reference to petition Z-6605, Pasquale V. Rao,
 89-91 Myrtle Street, Boston, for change in noncon-
 forming use for change of occupancy from seven
 apartments and real estate office to seven apart-
 ments and retail store in an apartment (H-2-65)
 district, the Boston Redevelopment Authority recom-
 mends approval. Proposal would re-establish neigh-
 borhood grocery store that has operated elsewhere
 on Beacon Hill for many years.



2-6605
89-91 MYRTLE ST.
BOS.

Board of Appeal Referrals 12/15/83

Hearing: 12/20/83

Z-6620
Napoli Wrecking Co.
135 Buttonwood Street, Dorchester
at Locust Street

One-story structure

District(s): apartment H-1 general business _____ industrial _____
residential _____ local business _____ waterfront _____
single family _____ manufacturing M-1

Purpose: erect one-story addition to retail sales structure; combine lots.

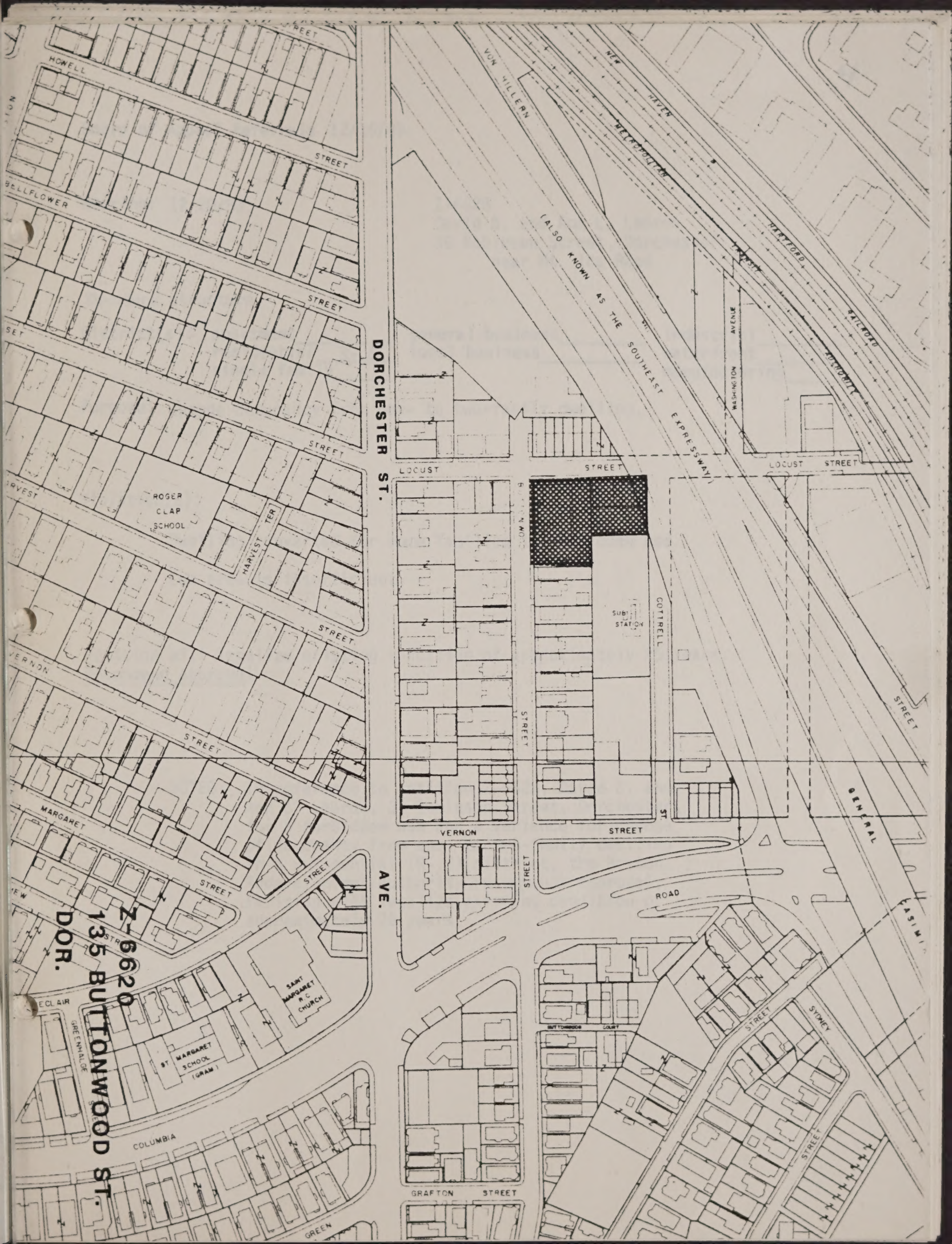
Violation(s):

General merchandise store is forbidden use.

Front yard and off-street parking are insufficient.

Legal occupancy of existing structure is retail sales with accessory storage, yard space for storage of brick and cobblestone and display of same. Proposed addition will be used similarly for sale of used doors, windows, mouldings, stained glass, and marble. No neighborhood response. Recommend approval with proviso.

VOTED: In reference to petition Z-6620, Napoli Wrecking Co., 135 Buttonwood Street, Dorchester, for forbidden use and two variances to combine lots and erect one-story addition to retail sales structure in apartment and manufacturing (H-1 and M-1) districts, the Boston Redevelopment Authority recommends approval with proviso that plans, inclusive of fencing/landscaping, be submitted to the Authority for design review.



DORCHESTER ST.

AVE.

Z-6620
135 BUTTOWOOD ST.
DOR.

Board of Appeal Referrals 12/15/83

Hearing: 12/20/83

Z-6628
David B. and Ann L. LeBrun
39 Robinson Street, Dorchester
near Mt. Ida Road

2½-story structure

District(s): apartment _____ general business _____ industrial _____
residential R-.8 _____ local business _____ waterfront _____
single family _____ manufacturing _____

Purpose: change occupancy from one- to two-family dwelling.

Violation(s):

Dwelling converted for more families is forbidden use.

Lot area is insufficient.

Petition will legalize existing condition of approximately 25 years.
Recommend approval.

VOTED: In reference to petition Z-6623, David B. and Ann L. LeBrun, 39 Robinson Street, Dorchester, for a forbidden use and a variance for change of occupancy from one- to two-family dwelling in a residential (R-.8) district, the Boston Redevelopment Authority recommends approval. Petition will legalize existing condition of approximately 25 years.



Z-6628

39 ROBINSON ST.

DOR.

Board of Appeal Referrals 12/15/83

Hearing: 12/20/83

Z-6629
Barbara Hoffman
201 West Springfield Street, Boston
near Tremont Street

Four-story structure

District(s): apartment H-3 general business _____ industrial _____
residential _____ local business _____ waterfront _____
single family _____ manufacturing _____

Purpose: erect one-story roof addition.

Violation(s):

Roof structure is conditional use.

Petitioner proposes to rebuild existing roof room, which is part of a rental apartment unit. No increase in height or change in setback. South End Historical Society's Zoning Committee has reviewed and approved plans. Recommend approval with proviso.

VOTED: In reference to petition Z-6629, Barbara Hoffman, 201 West Springfield Street, for a conditional use to erect a one-story roof addition in an apartment (H-3) district, the Boston Redevelopment Authority recommends approval with proviso that plans be submitted to the Authority for design review approval. South End Historical Society has also requested final review and approval.

Z-6629

201 W. SPRINGFIELD ST.

BOS



Board of Appeal Referrals 12/15/83

Hearing: 12/20/83

Z-6632

John Whitlock, Trustee in Bankruptcy
Women, Inc.244 Townsend Street, Roxbury
near Warren Street

3-story structure

District(s):	apartment	H-1	general business	_____	industrial	_____
	residential	_____	local business	_____	waterfront	_____
	single family	_____			manufacturing	_____

Purpose: change occupancy from day care center to same, lodging house
for 24 persons, and offices for job training counseling.

Violation(s):

Boarding house is conditional use.

Partially vacant building will be repaired and blighting influences removed. Primary occupancy will be for women in need of counseling. Department of Public Health Division of Drug Rehabilitation, Roxbury Comprehensive Community Health Care, Inc., and neighbors have expressed support. Recommend approval with provisos.

VOTED: In reference to petition Z-6632, John Whitlock, Trustee in Bankruptcy, and Women, Inc., 244 Townsend Street, Roxbury, for conditional use for change of occupancy from day care center to same, lodging house for 24 persons, and offices for job training counseling in an apartment (H-1) district, the Boston Redevelopment Authority recommends approval with following provisos: that plans for any future expansion and for parking be submitted to the Authority for design review approval; that adequate fencing be provided.

Z-6632
244 TOWNSEND ST.
(ROX.)



Board of Appeal Referrals 12/15/83

Hearing: 12/20/83

Z-6633
Public Facilities Department
Liggett Building Associates (designated developer)
1448-1454 Dorchester Avenue, Dorchester
at Adams Street

Four-story structure

District(s): apartment _____ general business B-2 industrial _____
residential _____ local business _____ waterfront _____
single family _____ manufacturing _____

Purpose: change occupancy from six apartments and four stores to offices, and four retail stores.

Violation(s):

Off-street parking and loading bays are insufficient.

First floor of the vacant and boarded building will be restored to retail use and remaining three floors converted to offices. Fields Corner Community Development Corporation supports proposal, which will have a positive impact on the immediate commercial area. Recommend approval with proviso.

VOTED: In reference to petition Z-6633, Public Facilities Department and Liggett Building Associates, 1448-1454 Dorchester Avenue, Dorchester, for two variances for change of occupancy from six apartments and four stores to offices and four retail stores in a general business (B-2) district, the Boston Redevelopment Authority recommends approval with proviso that plans be submitted to the Authority for design review approval.



Z-6633.

1448-1454

DORCHESTER AVE

DOR.

Board of Appeal Referrals 12/15/83

Hearing: 12/20/83

Z-6634

Dorothy F. Wirth, Trustee
300-322 Commercial Street, Boston
at Clark Street

Eight-story structure

District(s): apartment _____ general business _____ industrial _____
residential _____ local business _____ waterfront _____
single family _____ manufacturing M-2

Purpose: combine lots; erect two-additions; change occupancy from cold storage warehouse to 98 apartments, accessory parking garage, and commercial space.

Violation(s):

Multifamily dwelling is conditional use.

Floor area ratio is excessive.

Setback of parapet is insufficient.

It is proposed to combine lots known as 300-314 and 316-322 into one lot numbered as above, demolish existing building at 316-322, and erect two additions. Occupancy will be 98 apartments, accessory parking garage for 72 cars, and commercial space.

Because of the scope and impact of this development, it should be subject to intensive design review. Recommend approval with proviso.

VOTED: In reference to petition Z-6634, Dorothy F. Wirth, Trustee, 300-322 Commercial Street, Boston, for a conditional use and two variances to combine lots, erect two additions, and change occupancy from cold storage warehouse to 98 apartments, accessory parking garage, and commercial space in a manufacturing (M-2) district, the Boston Redevelopment Authority recommends approval with the proviso that, because of the scope and impact of this development, the complete design review process of the Authority is mandated.

2-66634
300-322 COMMERCIAL ST.
BOS.



Board of Appeal Referrals 12/15/83

Hearing: 12/20/83

Z-6635
 Elizabeth Buckley
 420 West Broadway, South Boston
 near F Street

One-story structure

District(s): apartment _____ general business B-2 industrial _____
 residential _____ local business _____ waterfront _____
 single family _____ manufacturing _____

Purpose: change occupancy from theatre to retail store and dry storage.

Violation(s):

Warehouse is forbidden use.

Coffee shop and and warehouse facility are compatible with predominantly commercial uses along West Broadway. No objections from abutters. Recommend approval.

VOTED: In reference to petition Z-6635, Elizabeth Buckley, 420 West Broadway, South Boston, for a forbidden use for change of occupancy from theatre to retail store and dry storage in a general business (B-2) district, the Boston Redevelopment Authority recommends approval. Coffee shop and warehouse facility are compatible with predominantly commercial uses along West Broadway.



ALBANIAN OR HODOL CHURCH

420 WEST BROADWAY

BOYS CLUB SOUTH BOSTON

ST AUGUSTINE CEMETERY

CARMELITE SISTERS

Z-6635

420 WEST BROADWAY

S.B.

THOMAS

TELEGRAPH

SOUTH BOSTON

HILL

PARK

HIGH SCHOOL

Board of Appeal Referrals 12/15/83

Hearing: 12/20/83

Z-6639
Ronald K. Quan
22-24 Kelly Court, Brighton
near Western Avenue

2½-story structure

District(s): apartment _____ general business _____ industrial _____
residential R-.8 local business _____ waterfront _____
single family _____ manufacturing _____

Purpose: subdivide.

Violation(s):

Lot area, width, frontage, open space, and side and rear yards
are insufficient.

Floor area ratio is excessive.

Subdivision will allow sale of one of two existing two-family dwellings.
Recommend approval.

VOTED: In reference to petition Z-6639, Ronald K. Quan,
22-24 Kelly Court, Brighton, for seven variances
to subdivide in a residential (R-.8) district,
the Boston Redevelopment Authority recommends
approval. Subdivision will allow sale of one of
two existing two-family dwellings.

Z-6639

22-24 KELLY COURT

BRI.



Board of Appeal Referrals 12/15/83

Hearing: 12/20/83

Z-6652
Henry Haley
17 Lawrence Street, Boston
near Clarendon Street

Three-story row structure

District(s): apartment H-3* general business _____ industrial _____
residential _____ local business _____ waterfront _____
single family _____ manufacturing _____

Purpose: erect one-story rooftop addition to one-family dwelling.

Violation(s):

Restricted roof structure district.

Earlier this year, Authority recommended denial of similar petition and Board of Appeal denied without prejudice. Addition would impair the architectural integrity and the uniformity of this block of row structures, would be contrary to the architectural character of the small Victorian row houses in the immediate neighborhood, and, most important, would create an unwanted precedent. Recommend denial.

VOTED: In reference to petition Z-6652, Henry Haley, 17 Lawrence Street, Boston, for conditional use to erect a one-story rooftop addition to one-family dwelling in a restricted roof structure apartment (H-3*) district, the Boston Redevelopment Authority recommends denial. Addition would impair the architectural integrity and the uniformity of this block of row structures, would be contrary to the architectural character of the small Victorian houses in the immediate neighborhood, and, most important, would create an unwanted precedent.



17 LAWRENCE ST.

(B.P.)

Z-6652

Board of Appeal Referrals 12/15/83

Hearing: 12/20/83

Z-6653
 Paul Lingard
 18 Lawrence Street, Boston
 near Clarendon Street

Three-story row house structure

District(s): apartment H-3* general business _____ industrial _____
 residential _____ local business _____ waterfront _____
 single family _____ manufacturing _____

Purpose: erect one-story rooftop addition to one-family dwelling.

Violation(s):

Restricted roof structure district.

Earlier this year, Authority recommended denial of similar petition and Board of Appeal denied without prejudice. Addition would impair the architectural integrity of this block of row structures, would be contrary to the architectural character of the small Victorian row houses in the immediate neighborhood, and, most important, would create an unwanted precedent. Recommend denial.

VOTED: In reference to petition Z-6653, Paul Lingard, 18 Lawrence Street, Boston, for conditional use to erect a one-story rooftop addition to one-family dwelling in a restricted roof structure apartment (H-3*) district, the Boston Redevelopment Authority recommends denial. Addition would impair the architectural integrity and the uniformity of this block of row structures, would be contrary to the architectural character of the small Victorian row houses in the immediate neighborhood, and, most important, would create an unwanted precedent.



18 LAWRENCE ST

Z-6653

(B.P.)

Board of Appeal Referrals 12/15/83

Hearing: 12/20/83

Z-6656

McDonald's Corporation

728 American Legion Highway, Roslindale
near Mt. Hope Street

One-story structure

District(s): apartment _____ general business _____ industrial _____
residential _____ local business L-.5 _____ waterfront _____
single family _____ manufacturing _____

Purpose: erect playground addition to drive-in restaurant.

Violation(s):

Drive-in restaurant is conditional use.

Front yard is insufficient.

Playground would be constructed in front of existing restaurant. However, neighborhood is adamantly opposed. Vandalism is a major concern and should be addressed by petitioner in meeting with neighbors. Recommend denial without prejudice.

VOTED: In reference to petition Z-6656, McDonald's Corporation, 728 American Legion Highway, Roslindale, for conditional use and restaurant to erect playground addition to drive-in restaurant in a local business (L-.5) district, the Boston Redevelopment Authority recommends denial without prejudice. Neighborhood is adamantly opposed. Vandalism is a major concern and should be addressed by petitioner in meeting with neighbors.



Z-6656

728 AMERICAN LEGION HWY.
(ROS.)

Board of Appeal Referrals 12/15/83

Hearing: 12/20/83

Z-6663
Pem Realty Co.
60-66 Brainerd Road, Brighton
near Griggs Street

One-story structure

District(s): apartment H-1 general business industrial
residential local business waterfront
single family manufacturing

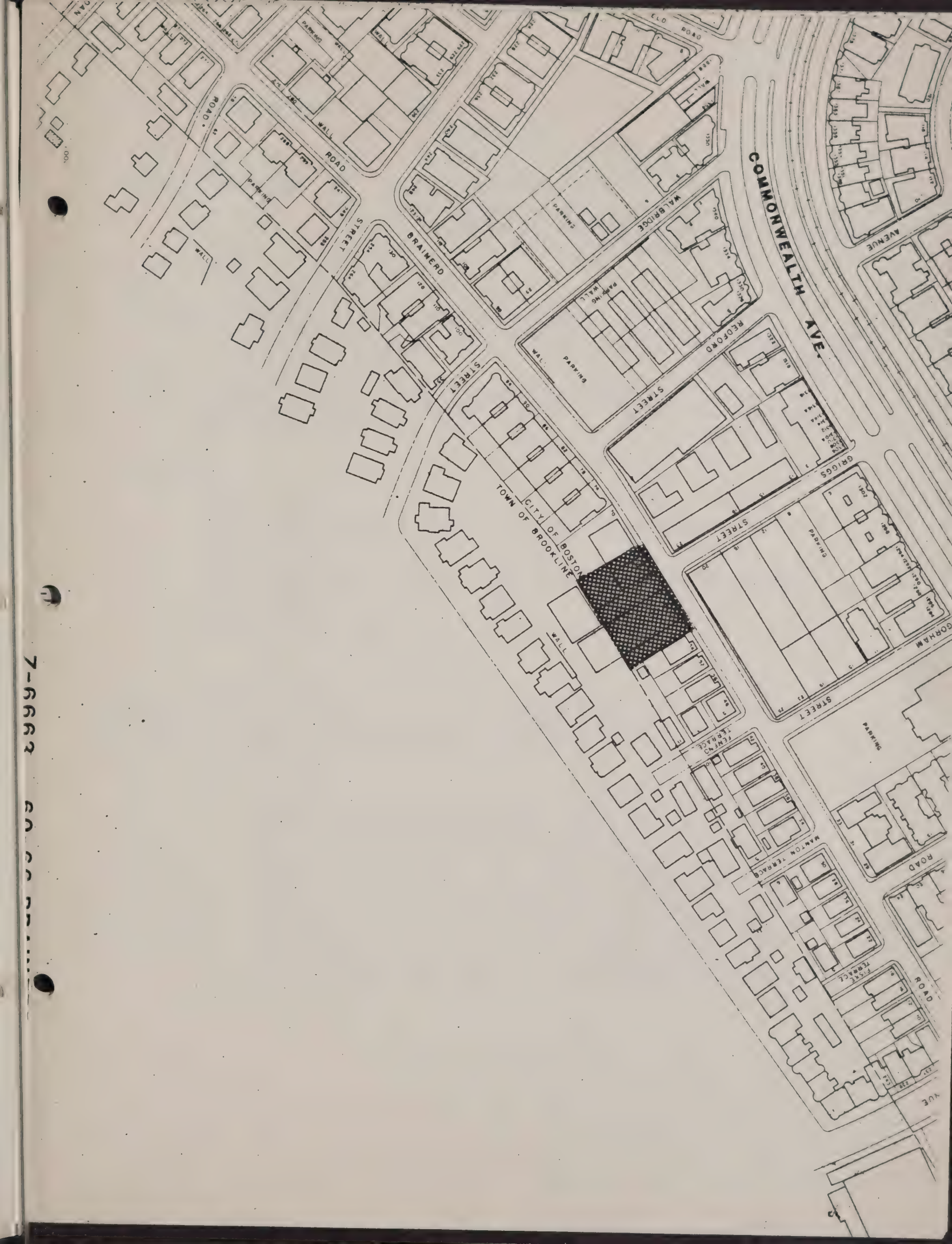
Purpose: change occupancy from warehouse, radiator storage and supplies to warehouse, storage of raw materials for cutting and processing of cloth, storage of finished garments, cutting of cloth, whole-sale distribution, offices.

Violation(s):

Change in nonconforming use.

As indicated in proposed vote, recommend denial without prejudice.

VOTED: In reference to petition Z-6663, Pem Realty Co., 60-66 Brainerd Road, Brighton, for change in nonconforming use for change of occupancy from warehouse, radiator storage and supplies to warehouse, storage of raw materials for cutting and processing of cloth, storage of finished garments, cutting of cloth, wholesale distribution, and offices in an apartment (H-1) district, the Boston Redevelopment Authority recommends denial without prejudice. Petitioner should meet with Brainerd Road Action Committee to resolve neighborhood concerns, particularly parking.



7-6662

Board of Appeal Referrals 12/15/83

Hearing: 12/20/83

Z-6668-6669

Trustees of Boston University
590-596 and 616-620 Commonwealth Avenue, Boston
at Blandford Street

Three-story structures

District(s): apartment H-4 general business B-4 industrial
 residential local business waterfront
 single family manufacturing

Purpose: change occupancy from academic offices, classrooms, laboratories, academic parking, and cinemas to these uses (other than cinema)s and machine shop; erect sign.

Violation(s):

Machine shop accessory to university is forbidden use.

Ancillary use.

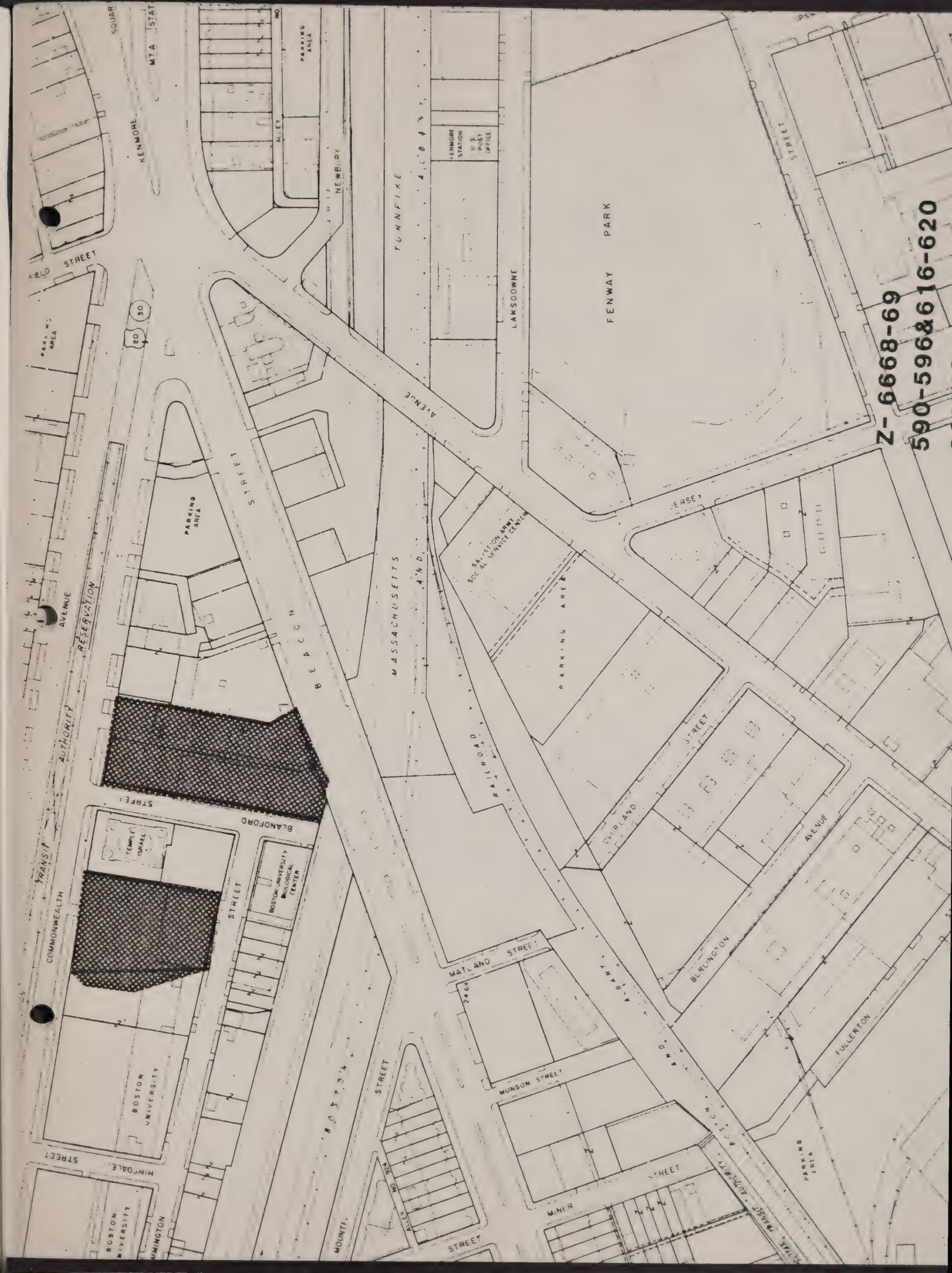
Keeping of laboratory animals incidental to educational use is conditional use.

Off-premises advertising not allowed.

Front yard is insufficient.

Academic building (590-596) is part of University Science and Engineering complex. Nickelodeon Cinema sign will be relocated from its present site at the Science Center. Recommend approval with provisos.

VOTED: In reference to petitions Z-6668-6669, Trustees of Boston University, 590-596 and 616-670 Commonwealth Avenue, Boston, for a forbidden use, two conditional uses, and two variances for change of occupancy from academic offices, classrooms, laboratories, academic parking, and cinemas to these uses (other than cinemas) and machine shop and erect sign in apartment and general business (H-4 and B-4) districts, the Boston Redevelopment Authority recommends approval with proviso that plans be submitted to Authority for design review. Cinema sign should indicate availability and location of parking.



Z- 6668-69
590-596&616-620

Board of Appeal Referrals 12/15/83

Hearing: 12/20/83

Z-6670

19 South Russell Street Trust
19 South Russell Street, Boston
near Cambridge Street

3½-story structure

District(s):	apartment <u>H-2-65</u>	general business <u> </u>	industrial <u> </u>
	residential <u> </u>	local business <u> </u>	waterfront <u> </u>
	single family <u> </u>		manufacturing <u> </u>

Purpose: change occupancy from lodging house to nine apartments.

Violation(s):

Open space is insufficient.

Occupancy, changed in 1973 prior to present ownership; is compatible with residential neighborhood. Recommend approval.

VOTED: In reference to petition Z-6670, 19 South Russell Street Trust, 19 South Russell Street, Boston, for variance for change of occupancy from lodging house to nine apartments in an apartment (H-2-65) district, the Boston Redevelopment Authority recommends approval. Occupancy, changed in 1973 prior to present ownership, is compatible with residential neighborhood.



BOSTON

SOUTH RUSSELL STREET

Z-6670

WALNUT

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

Board of Appeal Referrals 12/15/83

Hearing: 12/20/83

Z-6689
Dorchester House Senior Housing, Inc.
153 Adams Street, Dorchester
near Robinson Street

10,000 sq. ft. of land

District(s): apartment _____ general business _____ industrial _____
residential R-.8 _____ local business _____ waterfront _____
single family _____ manufacturing _____

Purpose: combine lots; use premises for parking of 34 vehicles.

Violation(s):

Parking lot is forbidden in R-.8 district.

Parking facility will be used by employees of Department of Social Services, which has leased space in the nearby Liggett Building at Fields Corner. Residential abutter has no objection. Recommend approval with provisos.

VOTED: In reference to petition Z-6689, Dorchester House Senior Housing, Inc., 158 Adams Street, Dorchester, for forbidden use for parking of 34 vehicles in a residential (R-.8) district, the Boston Redevelopment Authority recommends approval with the following provisos: that landscaping be provided along side lot line abutting residential property; that lot be maintained free of debris.



